



**Alton Park  
Driffield  
YO25 8BZ**

**£164,950**



**\*\*\*NO ONWARD CHAIN\*\*\*** Set in the highly popular and sought after village of Beeford is this two bedroom Semi-Detached Bungalow. The property briefly comprises of:- Entrance hall, lounge, main hallway, kitchen, bathroom, two bedrooms, gardens to front and back and a garage.

Don't miss out, call HPS to arrange your viewing now!

Current EPC Rating 'awaited'.



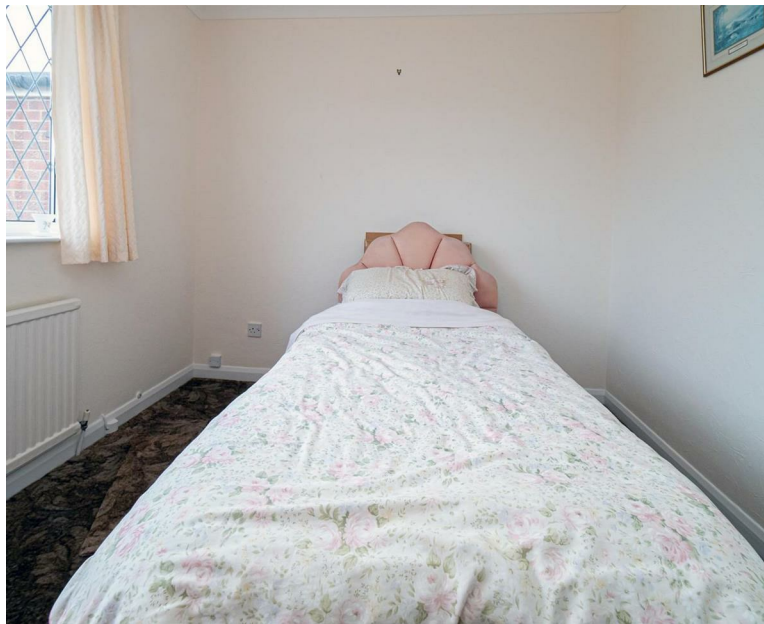


- Semi-Detached Bungalow • Two Bedrooms
- Parking for up to Three Cars • Well Kept Garden

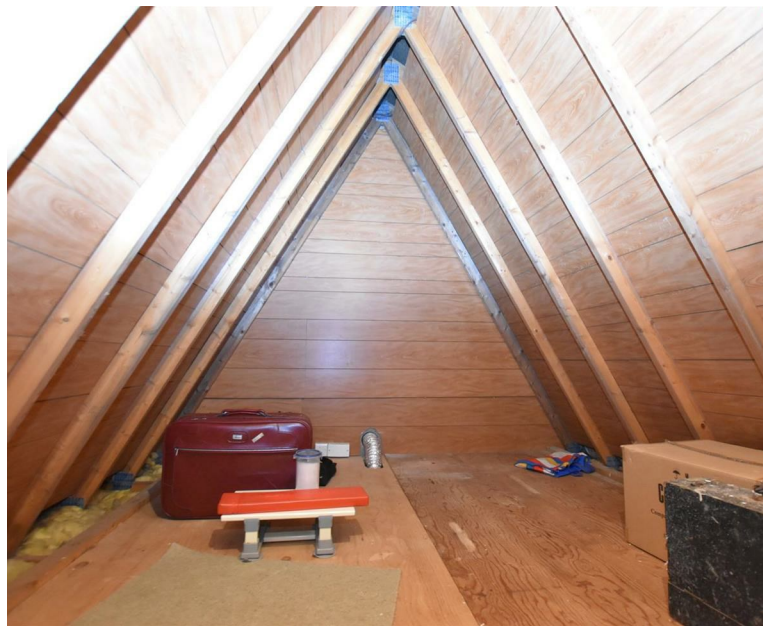
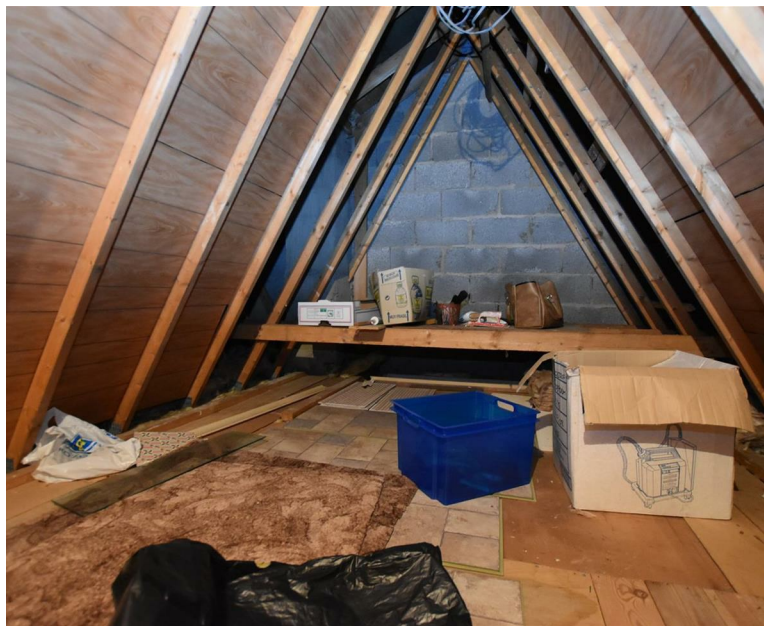
- Village Location
- Viewing Essential













## Entrance Hall

0.84m x 1.37m (2'9" x 4'5")

Carpet flooring and a large storage cupboard.

## Lounge

3.64m x 5.08m (11'11" x 16'7")

Double glazed window to front aspect, carpet flooring, coving to ceiling, electric fire with brick surround and a radiator.

## Hallway

0.87m x 1.81m (2'10" x 5'11")

Carpet flooring and access to the loft space.

## Loft

Good size fully boarded loft space.

## Bathroom

2.39m x 1.86m (7'10" x 6'1" )

Double glazed obscured window to side aspect, white suite comprising of:- panelled bath, shower cubicle, low level w.c, pedestal hand wash basin, tiled flooring, tiled walls and a heated towel rail.

## Kitchen

3.51m x 4.19m (11'6" x 13'8")

Double glazed window to front aspect, base and wall units, work surfaces, electric hob with extraction over, electric oven, stainless steel sink. dishwasher, vinyl flooring, coving to ceiling and a radiator.

## Bedroom One

3.66m x 3.69m (12'0" x 12'1" )

Double glazed window to rear aspect, carpet flooring, coving to ceiling, fitted wardrobes and a radiator.

## Bedroom Two

3.46m x 2.65m (11'4" x 8'8" )

Double glazed window to rear aspect, carpet flooring, fitted wardrobes and a radiator.

## Garage

Good size garage with power supply.

## Outside Front

Driveway for two cars, lawned front garden, mature plants and walled borders.

## Outside Rear

Well kept garden consisting of paved, gravelled and lawned areas, greenhouse and fenced borders.

## Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Hornsea Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

## About Us

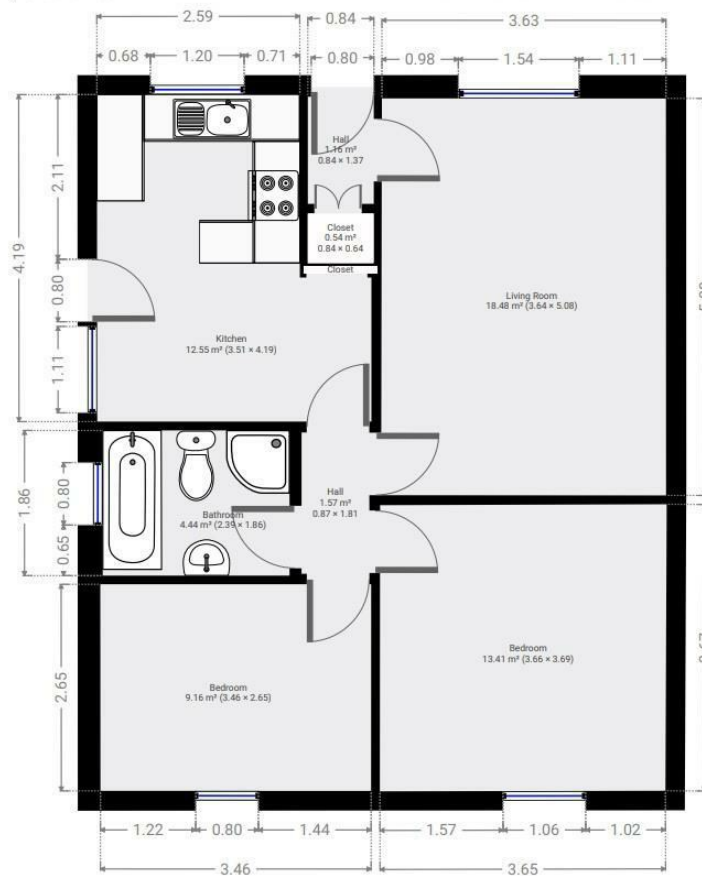
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## Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

# ▼ Ground Floor

TOTAL AREA: 61.35 m² • LIVING AREA: 61.35 m² • ROOMS: 4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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